

## **PLANNING COMMISSION MINUTES**

**July 19, 2011**

**7:00 p.m.**

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Michael Allen, Sean Monson, Barbara Holt, Von Hill, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook and City Attorney Russell Mahan.

Chairman Tom Smith welcomed the Boy Scouts that were present. He also explained to them the purpose and procedures of the Planning Commission.

Barbara Holt made a motion to approve the minutes for June 7, 2011 as written. Sean Monson seconded the motion and voting was unanimous in favor.

### **1. Conceptual review for a subdivision plat located at 3387 S. 200 W., Brighton Homes, applicant.**

Jim Boyden and Tom Romney, representing the applicants, were present. Paul Rowland explained that this property is approximately 2.4 acres in size and is located at approximately 3500 South between 200 West and Davis Blvd, and immediately north of an existing debris basin. According to the survey provided, part of the debris basin dam and spillway is located on the property. Davis County Public Works has been notified about the conflict but hasn't responded yet. The legal description of record at the County doesn't match up with the improvements on the ground and the surrounding subdivision boundaries. The applicant is currently working on resolving that issue.

Mr. Rowland explained that the property is located in the R-4 zone, which allows a maximum density of 4 units per acre, and requires 8,000 sq. ft. minimum lots with a minimum frontage of at least 70 feet at the front yard setback line. There are 8 proposed lots which meet the requirements; however, there is some concern about the soil fitness on lot 108 due to its proximity to the dam structure. A geotechnical study was conducted on the property, in the area around the dam, to determine areas of fill and the suitability of the soil for construction.

Staff recommends reviewing the proposed subdivision plat, asking any relevant questions, and then to give staff any comments/instruction. This item is neither noticed nor ripe for an action by the Commission at this time.

Jim Boyden explained that a geotechnical study was conducted and the report states that the first two feet consists of a gravelly material. From that point it is sandy clay to about 15 feet, which is good for foundations.

There was a discussion regarding the storm drainage and the soil stability surrounding lot #8 and the dam. The Commission gave their comments to the applicants, and the applicants stated that they will return on 8-2-11 with their proposal for preliminary approval.

**2. Planning Director's report and miscellaneous business.**

Aric Jensen explained that there will be three subdivisions scheduled for consideration on 8-2-11 meeting.

Meeting adjourned at 7:40 p.m.

